



Village of Rantoul

Planning & Zoning

333 S. Tanner Street
P.O. Box 38
Rantoul, IL 61866

Phone: 217/892-6826
217/892-6871

Minutes of the Rantoul Planning and Zoning Commission June 25, 2018

Louis B. Schelling Memorial Board Room Rantoul Municipal Building, 333. S. Tanner, Rantoul IL

A scheduled public Planning and Zoning Commission meeting was held at 6:00 p.m. The following persons were present:

PZC Members

Michael Daugherty, Chair
Ken Waters, Secretary
Brenda Crane
Allen Jones
Ron Loy
Jim Johnson

Others Present

Libby Tyler, Consulting Planner
Ken Beth, Village Attorney
Steve Kerr, Civil Engineer
Valerie Laney, Inspections

Chairman, Michael Daugherty, called the meeting to order at 6:02 p.m.

First item(s) on the Agenda are the approval of the minutes from the May 21, 2018 Planning and Zoning Commission meeting. Motion by Ken Waters to approve the minutes as written with a second by Brenda Crane. Vote is taken and motion carries unanimously.

Chairman Daugherty opened the Public Hearing for the Shields Project - the members received the Application for Zoning Change along with a copy of the letter that was sent to adjoining property owners. Mr. Beth confirmed that proper notification was completed. Certificate of Publication was published in the Rantoul Press on 5/30/18. Notices were sent by mail on 6/7/18 and Notices posted on the property 6/8/18. Chairman Daugherty introduced Consulting Planner, Ms. Libby Tyler, who gave a brief history of her experience.

Ms. Tyler prepared a short memorandum – summarizing the analysis as follows. This is a change in zoning from Agriculture (AG) to General Commercial (C2). The site was readdressed as 850 Broadmeadow Road, located right across from Wal-Mart. The Shields family owns just over 10 acres. The adjoining properties on the east and the west are zoned properly, C2. The development site is the 3 parcels. This will bring the entire ownership by the Shield family into a uniform zone.

This development is for an auto dealership and sales center. Steve Kerr/Moore & Kerr Engineering did the civil engineering for the site plan. Mr. Kerr confirmed that the sales are shifting. This is a replacement for the Ford & Dodge dealer in town; a direct replacement for the in-town dealership.

Ms. Tyler moved on to explain the Planning and Zoning Context. Comprehensive Plan – this area has been planned for quite a while for commercial use due to highway access and visibility. The Future Land Use map shows General and Highway Commercial. This is referred to as the Southeast quadrant of the interchange - to be developed as a Truck & Auto Display & Sales Area. Look at the zoning patterns – properties to the east, south and north are already zoned C2. C2 is a general purpose commercial zone to provide a variety of commercial

uses to the area.

The La Salle case (La Salle National Bank v. County of Cook), 1959, set criteria for evaluating the validity of a zoning classification. Consider existing land use/zoning of nearby property, property values, general welfare of the community, the relative gain to the public v any hardship to the individual owner, suitability of the site and how long it's been vacant.

It's helpful to have a Summary of Findings when considering recommendation to the Village Board – based on facts. The zoning is consistent with the Land Use Map and the Comprehensive Plan. It is consistent with zoning of surrounding properties. In general conformance with La Salle case criteria. Beneficial to the general welfare of the residents of Rantoul by allowing for increased economic activity at an appropriate site.

Ms. Tyler's recommendation is that the Planning and Zoning Commission recommend approval of the proposed change to the Village Board.

A couple of comments by Chairman Daugherty:

- 1) He and Ken were the only ones present at the discussion during update of the Comprehensive Plan. There was a lot of discussion about that area. This is consistent with what they were discussing at that time.
- 2) When a community expands its boundaries, areas zoned for AG use was not intended as its permanent use. This zoning served as a placeholder until zoned for commercial, residential, etc. The land is not breaking away from its intended use.

Also, this is a request to a zoning change. Keep comments and questions relatable. Anything related to the actual site, such as variances, etc. we will have an opportunity to discuss at a later date. Chairman Daugherty thanked Ms. Tyler for the memorandum and asked if there were any questions for Ms. Tyler. There were none.

Public Comment by Mr. Kerr – representing Shields Auto Group. This is a formality regarding a landlocked piece of property annexed into Rantoul without ever being rezoned to C2. Asking consideration to rezone to C2.

Discussion regarding the Zoning Change opened by Chairman Daugherty.

Two Questions from Ms. Crane:

- 1) Did we receive any comments from the adjoining property owners? Mr. Beth replied, not to his knowledge. Ms. Laney/Inspection Dept. confirmed none to her knowledge either.
- 2) Directed to Mr. Beth - Do you confer with Libby's analysis of the La Salle case? Mr. Beth answered - Absolutely, Yes.

One question from Mr. Jones – How much area will still be agriculture? Mr. Beth replied – very little. However, we may have a hunk of right-a-way that had been the access road going back. Not sure if it's been zoned at all.

Mr. Loy made a motion to recommend approval of the zoning change, along with the summary of findings to the Village Board. The motion was seconded by Mr. Jones. A vote was taken and all were in favor.

No old business. No new business.

Motion by Mr. Johnson to adjourn with a second by Mr. Waters. Meeting is adjourned at 6:17 p.m.